

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Municipal Administration & Urban Development Department – Constitution of a Committee on issuing of Transferable Development Right Certificates to the Projects taken under PPP mode on River side and maintain of buffer zone – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2) DEPARTMENT

**G.O.Ms.No. 429**

**Dated.21.11.2012**

Read the following:

1. From VC, VGT Muda, Vijayawada Lr.No.C8-875/2011, Dated. 06.01.2012, 07.06.2012 & 30.06.2012.
2. Gov.Lr.No.799/I2/2012-1 & 2, Dt.08.02.2012 & 28.07.2012.
3. From the DT&CP Lr.Roc.No.1630/2012/R, Dt.20.09.2012.

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**ORDER:**

The Vice Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, Vijayawada in his letter 1<sup>st</sup> read above has informed that the Vijayasiri Project is proposed by the Vijayawada Guntur Tenali Mangalagiri Urban Development Authority on the up stream side of Prakasam Barrage, Krishna River. The land owners along the Krishna River in Bhavanipuram, Vijayawada have given consent to part 40% of their land to Urban Development Authority for developing the above project subject to issue of Transferable Development Right Certificates by the concerned and requested the Government to exempt the lands covered in Vijayasiri Project proposed by the Vijayawada Guntur Tenali Mangalagiri Urban Development Authority on the up stream side of Prakasam Barrage, Krishna river from providing buffer as insisted in rule 5(b)(ii) of Revised Building Rules, 2007 issued on G.O.Ms.No.678 MA&UD, Dated.07.09.2007 and also requested to empower the Vice Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, Vijayawada to issue Transferable Development Right Certificates in the said Project site which falls both in and out side the Municipal limits as the Commissioner is authorized to issue Transferable Development Right Certificates within the Municipal Corporation limits.

2. Government have examined the above proposal and issued instructions to the Vice Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, Vijayawada vide 2<sup>nd</sup> read above that exemption of providing buffer from the water body in the lands covered in Vijayasiri Project on the upstream side of Prakasam Barrage, Krishna River is not desirable due to restrictions of providing buffer from the edges of Water Bodies are embedded in the Building rules so as to protect the water bodies from the intrusion of man made activities. It is also informed that as per G.O.Ms.No.168 MA&UD(M) Department, Dated.07.04.2012, rule 17(a) empowers the Vice Chairmans of Urban Development Authorities also as Competent Authorities to issue Transferable Development Right certificates.

3. The Director of Town & Country Planning in his report 3<sup>rd</sup> read above has reported that a committee may be constituted to discuss and arrive at a policy with regard to the issue of Transferable Development Right Certificates and relaxation of buffer zone and to allow certain type of use and activity in the balance land of the land owners as is the first project being taken under Public Private Partnership (PPP) on the river side.

4. Government after careful examination of matter and as recommended by the Director of Town & Country Planning, hereby constitute a committee with the following officers to discuss and arrive at a policy with regard to the issue of Transferable Development Right Certificates and relaxation of buffer zone and to allow certain type of use and activity in the balance land of the land owners as is the first project being taken under Public Private Partnership (PPP) on the river side duly taking into consideration of orders issued in G.O.Ms.No..168 MA&UD(M) Dept., Dated.07.04.2012 and other orders issued by the Government from time to time in the matter.

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1. Director, Planning, Hyderabad Metropolitan Development Authority, Hyderabad.
  2. Chief Planning Officer, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, Vijayawada - Member Convenor
  3. Chief City Planner, Visakhapatnam
  4. Joint Director of Town & Country Planning, O/o the Director of Town & Country Planning, Hyderabad.
5. The above Committee shall examine the above issue and furnish a report to the Government within a period of two months. The Member Convener shall coordinate in the matter.

( BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB  
PRINCIPAL SECRETARY TO GOVERNMENT

To  
All Members of the Committee.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.  
The Vice Chairman,  
Vijayawada Guntur Tenali Mangalagiri Urban Development Authority,  
Vijayawada.  
The Commissioner,  
Greater Visakha Municipal Corporation, Visakhapatnam.  
The Director of Country & Town Planning, Hyderabad.  
Copy to:  
The Commissioner & Director of Municipal Administration, Hyderabad.  
The District Collector, Guntur, Krishna & Visakhapatnam Districts.  
P.S. to M(MA).  
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER